



Colliers

Dual NS/CSX Rail Spur with Length for ± 22 Rail Cars

For Lease

Suffolk Industrial Park

324 Moore Avenue | Suffolk, VA

Features

- Available Space
 - Building 2: $\pm 91,552$ SF
 - Building 4: $\pm 29,261$ SF
 - Building 6: $\pm 36,000$ SF
- Rail loading capabilities (CSX and Norfolk-Southern)
- Zoned M-2, General Industrial
- Abundant trailer storage acreage available
- Dock and grade-level loading
- Conveniently located near I-64, I-664, Highway 58 and 460
- Located near downtown, with retail centers and restaurants offering convenience for customers and employees

Contact us:

Ricky Anderson

Executive Vice President
+1 757 217 1892

ricky.anderson@colliers.com

Colliers

150 West Main St, Suite 1100
Norfolk, VA 23510
P: +1 757 490 3300

Accelerating success.

Specifications

Building 2

- Size: $\pm$ 91,552 SF
- Column Spacing: 61' x 29' & 58' x 29'
- Clear Height: 28' - 38'
- Power: 3-phase, 400A
- Sprinklers: ESFR
- Natural gas heaters in warehouse

Building 6

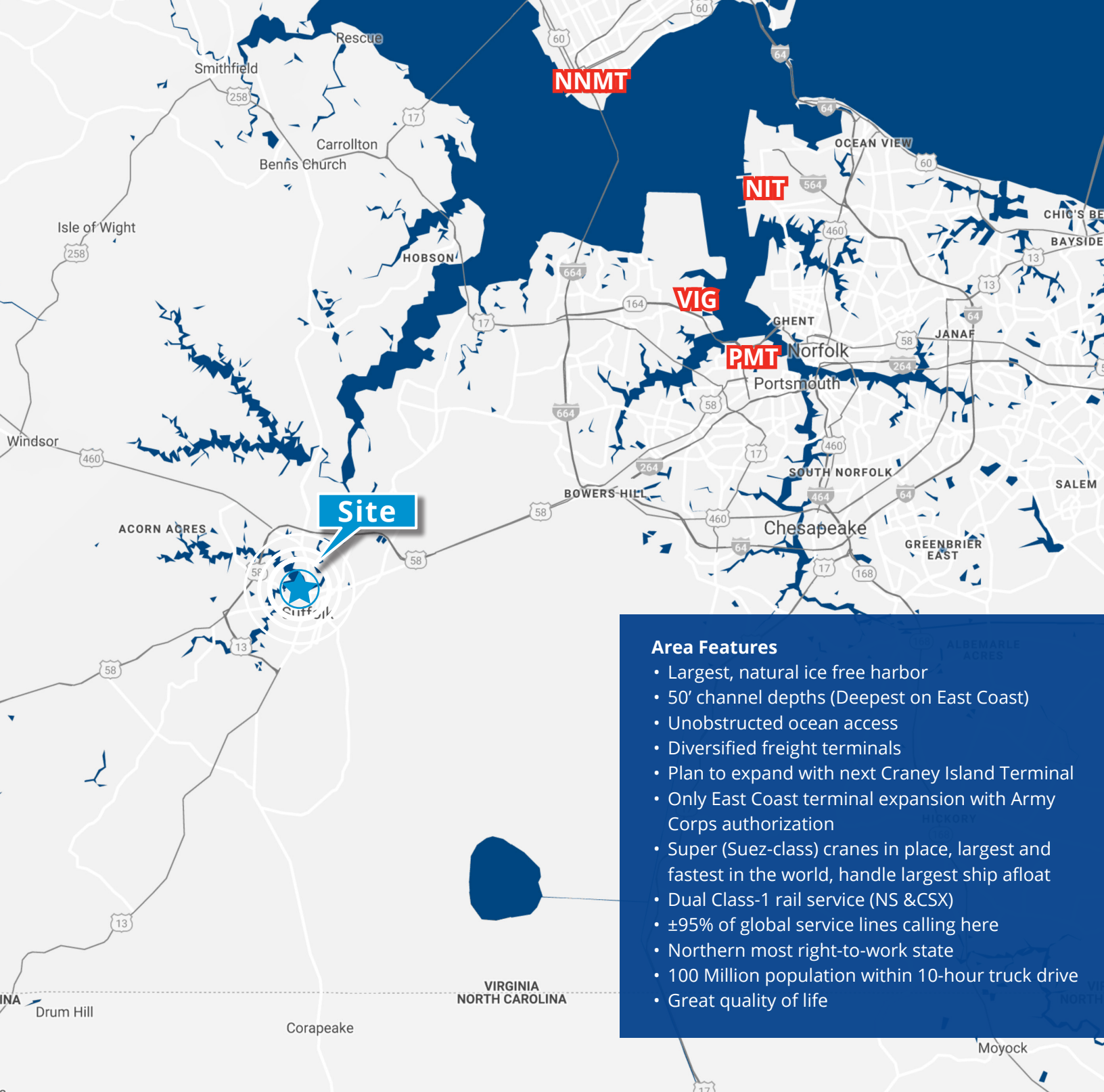
- Size: $\pm$ 36,000 SF
- Column Spacing: 49' x 27'
- Clear Height: 17' - 25'
- Power: 3-phase, 200A
- Sprinklers: N/A
- New insulation and new roof

Space Available

Building	Size	Availability
Building 1	$\pm$ 68,840 SF	Fully Leased
Building 2	$\pm$ 91,552 SF	Available October 1, 2026
Building 3	$\pm$ 71,476 SF	Fully Leased
Building 4	$\pm$ 62,341 SF total building $\pm$ 29,261 SF available	Available August 1, 2026
Building 5	$\pm$ 36,020 SF	Fully Leased
Building 6	$\pm$ 36,000 SF	Available Within 30 - 60 Days
Building 7	$\pm$ 83,739 SF	Fully Leased
Building 8	$\pm$ 122,916 SF	Fully Leased
Building 9	$\pm$ 123,600 SF	Fully Leased

Photos





Area Features

- Largest, natural ice free harbor
- 50' channel depths (Deepest on East Coast)
- Unobstructed ocean access
- Diversified freight terminals
- Plan to expand with next Craney Island Terminal
- Only East Coast terminal expansion with Army Corps authorization
- Super (Suez-class) cranes in place, largest and fastest in the world, handle largest ship afloat
- Dual Class-1 rail service (NS & CSX)
- ±95% of global service lines calling here
- Northern most right-to-work state
- 100 Million population within 10-hour truck drive
- Great quality of life

Contact us:

Ricky Anderson

Executive Vice President

+1 757 217 1892

ricky.anderson@colliers.com

Colliers
150 West Main St | Suite 1100
Norfolk, VA 23510
P: +1 757 490 3300



This document has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers International and/or its licensor(s). ©2026. All rights reserved.